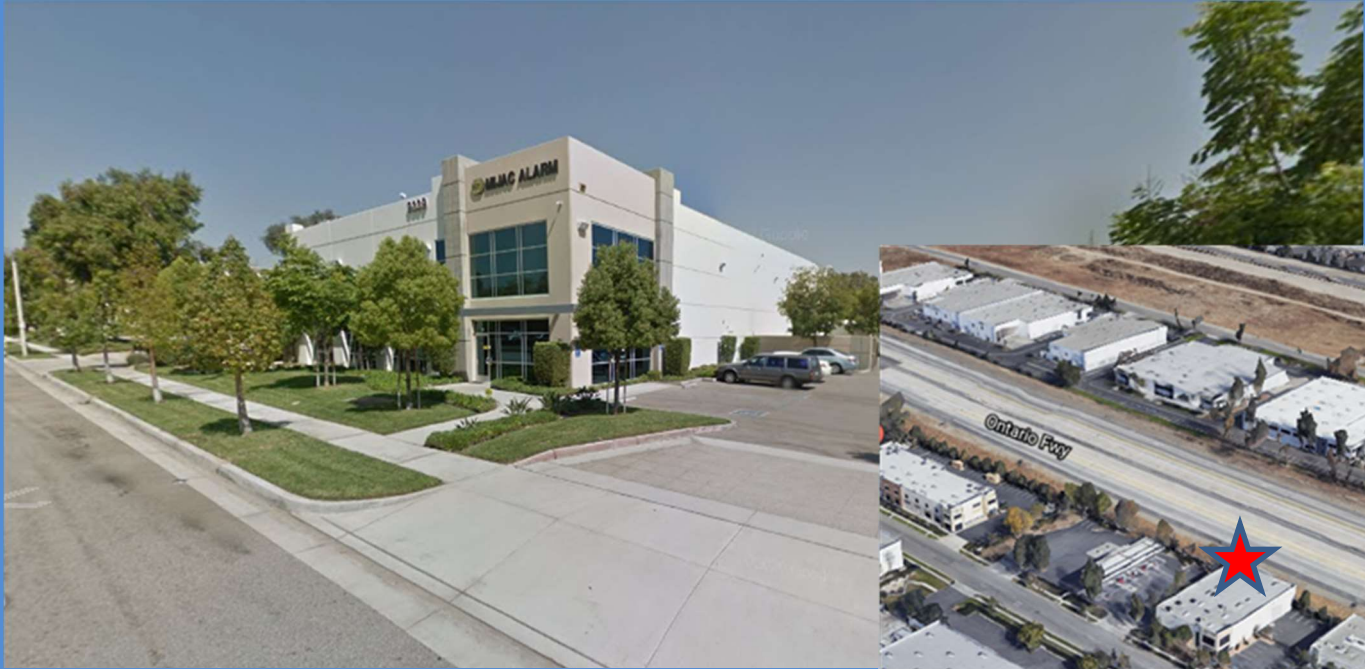


FOR SALE-FREEWAY FRONTAGE

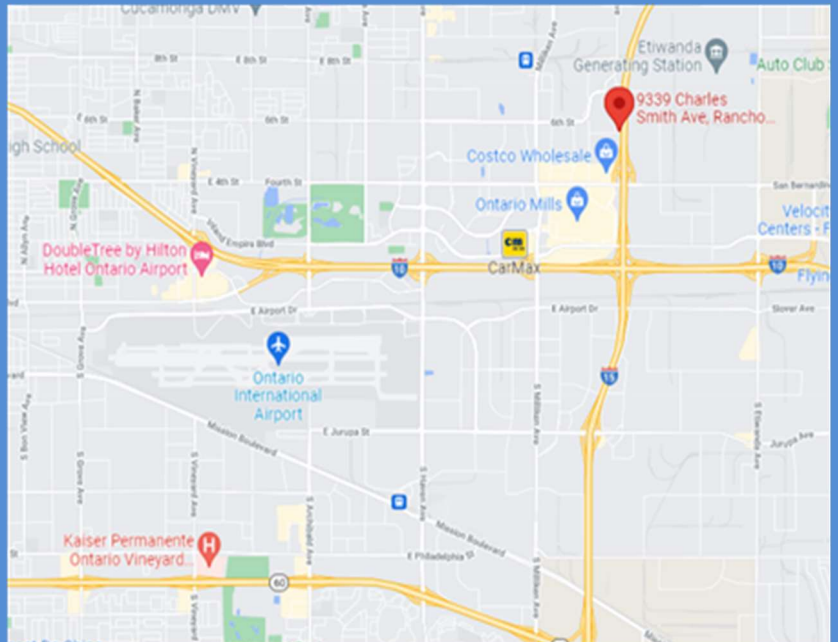
15,000 SF Freestanding Industrial Building



9339 Charles Smith Ave.,
Rancho Cucamonga, CA 91730

Features Include:

- \pm 7,500 SF of 2 Story Office Space
- + 7,500 SF of Warehouse
- Freestanding Building-no shared parking
- Freeway Visibility/Signage (140K CPD)
- 22' Clear Height in Warehouse
- Fire Sprinklered
- Skylights in warehouse
- 400 Amps of 277/480 volt electrical service
- 1- 16' GL Loading Door (with motor)
- 900 SF of Bonus warehouse Mezzanine
- Gated parking/yard
- 25 Car On-site Parking spaces
- Proximity to Regional Retail/Restaurants



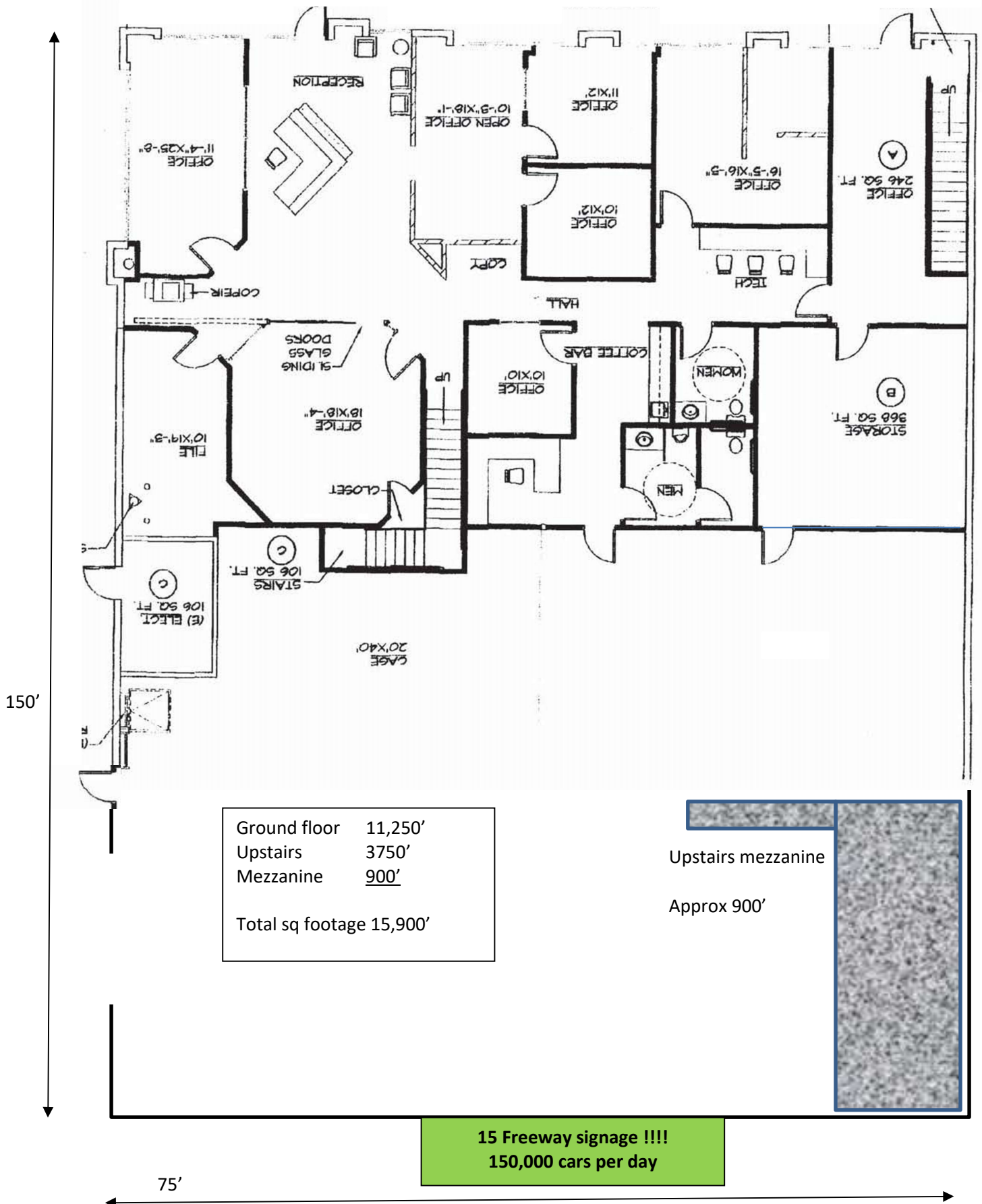
FOR MORE INFORMATION CONTACT:
Don Barmakian (909) 223-0025
BRE#: 00669168

Delmar Commercial
Real Estate Services

9620 Center Ave., Suite 130, Rancho Cucamonga, CA

The information contained herein was obtained from third parties and has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real Estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters

9339 Charles Smith Ave.
Rancho Cucamonga, CA 91730



9339 Charles Smith Ave
Rancho Cucamonga, Ca 91730
Second Floor

